

Balance Sheet

Properties: South Hills Pod 4 HOA - 5300 S Adams Ave Pkwy #8 Ogden, UT 84405

As of: 10/31/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	13,857.80
Savings/Reserve Account	13,387.69
Total Cash	27,245.49
TOTAL ASSETS	27,245.49
 LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	3,691.80
Total Liabilities	3,691.80
Capital	
Retained Earnings	31,783.72
Calculated Retained Earnings	-19,045.60
Calculated Prior Years Retained Earnings	10,815.57
Total Capital	23,553.69
TOTAL LIABILITIES & CAPITAL	27,245.49

Income Statement

Welch Randall

Properties: South Hills Pod 4 HOA - 5300 S Adams Ave Pkwy #8 Ogden, UT 84405

As of: Oct 2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Operating Income & Expense				
Income				
Association Dues	6,815.00	98.91	65,492.00	97.22
Fine & Violation	0.00	0.00	850.00	1.26
Late Fee	75.00	1.09	1,025.00	1.52
Total Operating Income	6,890.00	100.00	67,367.00	100.00
Expense				
South Hills Expense				
SHP- Garbage Service	2,058.67	29.88	21,484.29	31.89
SHP- Insurance	150.00	2.18	3,689.36	5.48
SHP- Landscaping	707.77	10.27	51,775.14	76.86
SHP- Mailing Reimbursements	0.00	0.00	111.50	0.17
Total South Hills Expense	2,916.44	42.33	77,060.29	114.39
Property Management				
Management Fee	950.00	13.79	9,500.00	14.10
Total Property Management	950.00	13.79	9,500.00	14.10
Start Up Fee Expense	0.00	0.00	0.00	0.00
Real Estate				
Administrative				
Bank Fees /Interest	0.00	0.00	-18.00	-0.03
Total Administrative	0.00	0.00	-18.00	-0.03
Total Real Estate	0.00	0.00	-18.00	-0.03
Total Operating Expense	3,866.44	56.12	86,542.29	128.46
NOI - Net Operating Income	3,023.56	43.88	-19,175.29	-28.46
Other Income & Expense				
Other Income				
Interest on Bank Accounts	38.66	0.56	129.69	0.19
Total Other Income	38.66	0.56	129.69	0.19
Net Other Income	38.66	0.56	129.69	0.19
Total Income	6,928.66	100.56	67,496.69	100.19
Total Expense	3,866.44	56.12	86,542.29	128.46

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Net Income	3,062.22	44.44	-19,045.60	-28.27